REAL ESTATE AT AUCTION.

STATION NOW BUILDING AT PROPERTY

What Part of the Bronx,

What Residential Section

of Manhattan Itself

Will Have Such Rapid

Transit As Is Assured the

146 LONG ISLAND CITY LOTS

At Junction of Thomson (Queens Boulevard) and Greenpoint Aves.

Equidistant from Herald Sq. with 96th St., Manhattan

MUST BE SOLD

WITHOUT RESERVE

SATURDAY, NOV. 8th

NOW UNDER CONSTRUCTION

RIGHT AT THE PROPERTY

The property is miles nearer Times Square than any part of The Bronz.

With the present rapid transit facilities alone, without any reference to the subway, the lots are worth every penny they will bring at the auction. Again, if they were out in a cornfield but with the dual system subway extension assured them (remember, this is now building), they are intrinsically worth several times what they will bring.

IMPROVEMENTS: The lots have sewers, cement sidewalks and curbs, brick gutters, etc., all laid under City inspection and according to City specifications. The streets are on City grade and are macadamized. No assessments

HOW TO GO: From the Manhattan side of the Queensboro Bridge take a Thomson Island City" to Bridge Plaza, Long Island City, and there take a Thomson Ave. car.

Terms: 60% may remain on mortgage at 5%.

ALL TITLES INSURED without expense to purchasers by the Title Guarantee and Trust Co
MAPS and further particulars upon application.

JERE JOHNSON JR. CO. adway, Manhattan, and 193 Montague St., Brooklyn

OF COURTNEY DEVELOPMENT CO., 1170 BROADWAY, NEW YORK .

RIGHT

PROPERTY

INTERBORO SUBWAY TRAINS

INTERBORO "L" TRAINS

B. R. T. SUBWAY TRAINS

REAL ESTATE AT AUCTION.

prices at which

Great Neck Long Island

is being sold. Vast sums of money were spent during the past year to modernize what is actually the finest waterfront location at Great Neck. The site was purchased, the money for improvements was expended with the full knowledge that the real estate market was at low ebb. Hence low prices were absolutely necessary to conclude the sale within reasonable time. The judgment of the men who decided upon this policy has been sustained.

GRENWOLDE is wonderfully attractive to the eye. It is a thoroughly practical place to live in, only 26 minutes from Manhattan on clean electric trains.

GRENWOLDE is selling today because of the low prices that have been placed upon lots and houses. Large plots without houses are selling at \$4500. Houses ready for occupancy range in price from \$20,000 to \$25,000.

There is a very interesting story about GRENWOLDE, telling of its "whys and wherefores." It is in booklet form with photographs of the houses and waterand an excellent map of automobile roads leading directly to the property. Write for a copy today.

PAUL V. SHIELDS.

CENTRAL PARK WEST CHANGES.

To Widen Avenue and Relocate Car Subway to 104th Street.

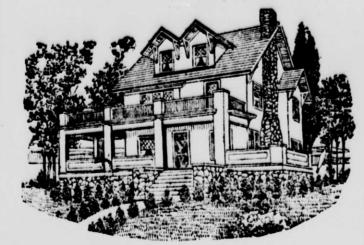
entral Park West Taxpayers Asso, of the Bureau of Buildings just made "Two matters of vital import- of that department. The report, coverance are now being advocated by our ing three-fourths of the year, shows that ! ssociation. The first is the relocation during that period 3,587 plans for new the tracks on Central Park West, buildings were filed, representing a total bouses kept We have at last succeeded in having a lavestment of \$13,389,396. The growth resolution passed by the Board of Estimate and Apportionment of the city of New York directing the cutting off of seven feet from the easterly sidewalk on Central Park West and calling upon the New York Railways Company to remove the easterly track, and to start actual work not later than November 28, 1913. When the easterly track, and to the easterly track has been relocated the north-bound traffic will then be confined to the east of the street railway tracks and the southbound traffic to the west of the said tracks. This will remove a great danger to life and limb, and Central Park West cannot then be called Death avenue. Death avenue.

"The second is the matter of extending 146 L. I. CITY LOTS AT AUCTION. Hailroad on the east. the subway from Columbus Circle along Central Park West to 104th street and Jere, Johnson Jr. Company to Hold Central Park West so that it will connect with the present subway. Thousands of names have been signed to l the petition for this connecting link f the subway. This subway can be to be offered at absolute auction next constructed at a comparatively small Saturday by the Jere Johnson Jr. Comcost and would be of immeasurable pany, situated at the junction of
Thomson (Queens Boulevard) and West section, but to the entire city at large. It does not require any argument to show that if this connecting spur of the subway was built along Central Park West it would not only the control of the subway was built along Central Park West it would not only the control of the control of the subway was built along Bliss and Carolin streets, and Nelson, the control of the dual subway system. The lots are on Bliss and Carolin streets, and Nelson, the control of the dual subway system. Park West it would not only Anable, Gould, Gosman and Greenpoint Broadway subway to Washington a communities of the property is level, yet on Heights but also Broadway subway to Washington a commanding elevation, overlooking Heights, but also to Harlem and The the Borough of Manhattan. Bronx. To-day any one using the sub-way and wishing to go to Harlem or The Boulevard and is the great artery be-Bronx is compelled to ride to Ninety-sixth street and Broadway and then is taken across from Ninety-sixth street to provide for the constantly increasalong Central Park West it would leave curbs, brick gutters, &c., all laid under he entire Broadway subway north of city inspection and according to city inspection. The streets are all at the Washington Heights district."

QUEENS BUILDING RECORD.

PRICE \$7,000

\$5,000 can remain on permanent first mortgage Very liberal terms on remaining \$2,000 if desired



MODERN COUNTRY HOME FINE SHADED WATERFRONT PLOT 100x174 FEET

WITH ACTUAL LAKE OWNERSHIP BEAUTIFUL MOUNTAIN LAKE WITH OVER EIGHT MILES OF SHORE FRONT SURROUNDED BY FINE COUNTRY HOMES OF CULTURED, CONGENIAL PEOPLE, AN ESTABLISHED SOCIAL CENTRE. SUPERB VIEWS, HILLS, LAKES, MADISON AND MORRISTOWN, 800 FT. ELEV.; NO FOGOR MOSQUITOES

Only 55 Min. Express Service Lackawanna R. R. to New York;
Six Min. walk to Express Station; Three Min. to Trolley.

House has huge living room isx39 ft., oak panelled walks; massive open fireplace th cozy inglenooks; beautiful dining room lex14 ft., beamed ceiling, panelled walks; is equipped butler's pantry; well appointed kitchen on first floor.

Four large master bedehambers, two opening on balcony with outlook on lake; trai half, thed bath and then closets on second floor.

Three spacious bedehambers, bath and storeroom on third floor

Electric light, hardwood wall panellings and trim: parquet floors; thardware throughout. Laundry and steam heating plant in sement. Tremendous return verandas; open terraces and pergola side. Every city convenience.

SELECT SPORT AND SOCIAL NEIGHBORHOOD ORGANIZATIONS. BEST F TENNIS, FISHING, BATHING, SMILING, MOTORING. IN WINTER SKIFING, SKATING, HOCKEY, ICL. BOATING, TOB GGANING RIGHT ON PROPERTY SCHOOLS, CHURCHES, MARKETS NEAR BY. I have photographs; send, call or phone for them and particulars.

G. A. ROFF, 170 BROADWAY, N. Y.

Dudley S. Harde, president of the Queeus borough is shown in the report NEWARK EXTENDS FIRE LIMITS.

Building Department the last couple of since the first year of consolidation has days making out permits for new dwell-

another branch of the Pennsylvania

the city, such as Washington avenue Mount Prospect avenue, Bloomfield ave-One hundred and forty-six lots are nue, Clinton avenue, Elizabeth avenue,

NEWARK BUILDERS ACTIVE.

Thirty Permits Granted During the Week for Small Houses.

NEWARK, Nov. 1 .- Thirty permits for new houses, mostly of frame construction, were granted by the Building Dediture of about \$150,000. Matthias Helt. gen is spending \$22,500 on two buildings, one for a four story frame four family house at 83 Nineteenth avenue and the other a four story brick with teenth avenue and South Nineteenth

story frame houses at 625 and 627 grade and are macadamized, and as the Eighteenth avenue to cost \$11,000, Berabove work has been paid for by the nard Levine took out a permit for three owners there will be no assessments, three story frame houses he is building The clevated extension of the dual subway passes the property. The Bliss street at a cost of \$15,000, and Marsan In Nine Months 3.587 Plans Were street station is at the property. Both & Feldman are erecting two three story line and station are building, and the three family houses at 80 and 82 Columbia street at a cost of \$11,000.

NEWARK, Nov. 1.-Builders of frame

The ordinance also provides for the

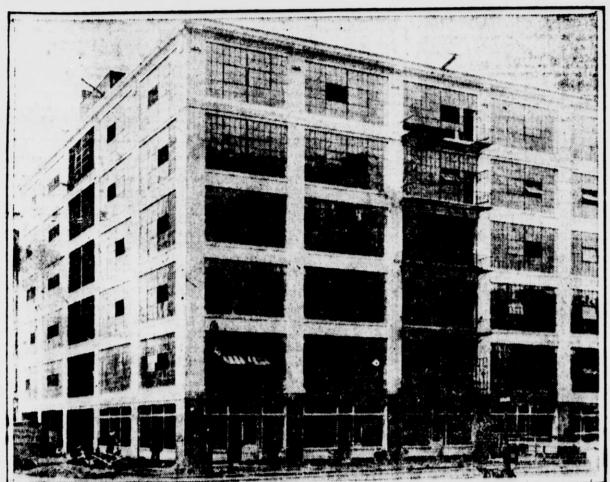
onstruction of brick buildings on all of the main thoroughfares leading out of

E. Paul Ludwig is erecting two three

An indication of the rapid growth of work is rapidly progressing. New Type of Construction for Old West Side

Sale Where Improvements

Are Being Made,



MARPIELDS BUILDING, 47TH STREET AND LITH AVENUE.

ation, in an interview stated as foi- public by John W. Moore, superintendent New Ordinance Will Affect Practically All of the City.

and Broadway to 110th street and Lenox ing travel passing over it. The lots a store on the ground floor at Nine-avenue. By constructing the subway have sewers, cement sidewalks and street.

Every important centre in the Greater New York in direct touch, for a five on fare, with the property. Estimated running time to Times Square about S minutes, or to City Hall bout 15 minutes.

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.

HANIJAHAN DLACH neares than Evert MOST SEAUTIFUL OCEAN FRONT RESIDENTIAL

COMMUNITY IN GREATER NEW YORK All city conveniences and improvements, churches Special inducements on a

Manhattan Reach Estates 501 Fifth Ave., N. V. Tel. Murray Hill 4545 192 Broadway, N. Y Tel. Cortland: 2107 or offices on property. Tel. 920-921-924 Coney Island

THESP ARE BARGAIN DAYS in real estate I own 30 lots in Port Washington. L. L. and must sell them. I need money badly and have placed a price on them that will make them sell; operates haven't the money to buy anything, hence I am looking for private investor. If you have maney that will wait a year you can make a big pract. How about it? P.S. box 116 Sun office.

CONNECTICUT REAL ESTATE FOR SALE.

SHORE FRONT

HOME

Great Bargain Will sell my attractive country place of two acres on the Connecticut shore front of beautiful Long Island Sound. at the great bargain price of \$7,000. Easy terms. Prompt action desired. House all ready for occupancy. Modern, well-built and pleturesque. Every known contrivance for comfort and convenience. Large rooms, baths, &c. Superb location, delightful neighbors, Less than an hour from N. V. and only 12 minutes to depot by trolley. Finest salt water bathing and boating on American coast. Address Shore Lands," P. O. Box 456 Stamford, Conn.

CONNECTICUT Price \$1,800; 70 acre village farm; handsome 2 family house and outbuildings; fruit, wood and fine lot of tillage land; milk taken at door; plenty of water in pasture, house and outbuildings; place cutting lots of hay; school almost in view; neighbors all around; mail at door; about 7 miles depot; water in house, upstairs and down; telephone connection; a great bargain; act soon; 2600 down; also baied hay, \$18 too; freight on buyer; cash with orders. BOWNE BROS., West Woodstock, Conn.

BRONX REAL ESTATE FOR SALE

ATTENTION!—Are you looking to buy a nice home in a 2-family detached brick house; 11 nice rooms, 2 baths, steam heat, hardwood trim, open plumbing, gas and electric and up-to-date in every manner: price, \$0.500; terms, \$1.500 cash payment down, balance on easy terms; house open for in spection; also Sunday. O'HARA BROS., 200th st.

At An-Attractive Price

What is unquestionably the most beautiful nedium sized plot of ground (100x167) it firest Neck is to be sold immediately. Woncerful trees, unobstructed water view, within 100 feet of beautiful sandy beach, with us of same; general location is excellent. This till check ip Investigation is invited? H. Box 126 Sun.

REAL ESTATE FOR SALE-Westchester Co

SCARSDALE **ESTATES**

BEAUTIPUL HOMES In the most picturesque part of Westchester 20 miles from new Grand Central Terminal Electric Express Service 7 miles from the Hudson 18-Hole Golf Course 10 Tennis Courts Fine Winter Sports (Coasting, Skiing, Skating, etc.)

Scarsdale Estates ROBERT F. FARLEY
President
Country Life Fernanent Esposition, Grand Captical Terminal,
And White Unite, N.Y.



Konneth Ives & Co Hudson River. 7 E. 42

FLORIDA REAL ESTATE FOR SALE. FLORIDA LAKE CO., near St. Johns River de lot; elevation: lake front; 2,000 acres; 35 per acre Dwar. RITTER, Hempsteed, N. S.

Exclusive **Apartments**

APARTMENTS TO LET-UNFURNISHED. | APARTMENTS TO LET-UNFURNE

Rentals

1 1th Street Rooms In suites of 3 and 4 56 West Baths One each For Occupancy At once

A new building, Destrable neighborhood. Rents \$720-\$900

49th Street 146 East Baths One each For Occupancy At once Features—New building, convenient Near Grand Central Station

Rents \$540 up.

57th Street Baths One each For Occupancy At once Near Carnegie Hall & Features—Vacuum cleaning, hotel service, restaurant in the house.

Av. "L." Rents \$720 up.

58th Street New nine-story

BathsPour each For Occupancy At once Features-One apartment on each Pireproof Building. floor; splendid entertaining space; open fireplaces, etc. Rents \$3750-\$4500

light.

Features Cosey apartments

Note-Especially desirable for small

Rooms......In suites of 1 and 3

Note Kitchen with 3 room apart-ments, rooms large.

Note-Also large studio, northerly

location, sunny rooms.

families.

62nd Street Rooms In suites of 4 and 6 Baths One to two each For Occupancy At once A new building, just

Features - Southern exposure, excep-tional neighborhood. Note—An excellent opportunity for families wishing small apartments in the social centre. east of Madison Ave. Rents \$1,000 up.

68th Street 11 East Corner Madison Avenue. Rents \$2,000 up.

75th Street Adjoining Park Av.

to \$2,600

Baths Two to four each For Occupancy......At once Features-New building, large rooms, ample closets. Note-All living rooms have either southeast or west exposure.

Rooms .. In suites of 6, 7, 8, 12 and 13

Rooms Suites of 7, housekeeping 103 East Best residential section Rents \$1,900

Baths Two and three, east side For Occupancy At once Features -- Large living rooms, 3 mas-ter's bedrooms, conveniently planned service por-

Note-Some duplex apartments.

PEASE & ELLIMAN

Main Office, 340 MADISON AVE., Cor. 42d St. TELEPHONE MURRAY HILL 6200

Branch Offices: 165 West 72d Street and 55 Liberty Street

QUEENS REAL ESTATE FOR SALE.

\$6,750 to \$8,500



Exquisitely Beautiful Colonial **Brick Houses** that we have specially designed for People of Taste and Refinement and built on Middletown St. (formerly Colonial Ave.) between Shelton Ave. and Willett St.. Two blocks north of the

new L. I. R. R. Station.

JAMAICA 18 minutes and 1,000 trains a day to and from Manhattan and Brook-lyn. One block from street cars (5c. fare to Manhattan or Brooklyn) Two blocks from new trolley 59th Street, Manhattan

59th Street, Manhattan.

Each house centains laundry, kitchen, panry, dining room, living room, five bedrooms, storeroom and bath, steam heat, open hearths; some have two bath-rooms.

Heautfully landscaped, shrubs and front and back lawns; 20-foot driveway in rear for automobiles, tradesmen, &c.

Streets; sidewalks, water, gas and electricity all in and paid for.

To obtain possession only a small deposit required; balance in monthly payments. LESS THAN RENT There Are Only a Few Left

Representative on Premises every day. Middletown (formerly Colonial Av.). between Shelton Av. and Willett St., Jamaica, 2 blocks north of station. Builders of Easy Housekeeping Rouses.

BROOKLYN HOUSES FOR SALE.

FOR SALE -- Easy housekeeping home at 324 East 25th St.; two stories, bay window, stone, 8 rooms and bath, furnace heat, gas and electricity, parquet floors. Handsomely decorated. Price, \$6,550; worth \$7,500; \$500 cash, \$45 monthly. Open for inspection. Take Flatbush or Ocean Ave. car and get off at Avenue D. Open for inspection Election Day.

NEW JERSEY REAL ESTATE FOR SALE. "NUTLEY IN A NUTSHELL."
All about "The Ideal Home Town."
SECRETARY, Box 514, Nutley, N. J.

BEAL ESTATE FOR EXCHANGE.

LOOK AT 601 ELMORE PLACE (East 22d St.).
corner Farragut road, ten rooms, with garage;
sell, rent or exchange; also 1516 President st., near
Albany ave, new two-family stone, threen rooms,
driveway; open daily. ELLIOTT, 44 Court st.

BRETTON COURT

308 West 100th Street.

APARTMENT HOTELS.

HOTEL

Madison Ave. and 29th St. VERY QUIET BUT MOST CONVENIENT LOCATION. Desirable Suites of All Sizes, Handsomely Furnished, for Transient and Permanent Guests.

Single Rooms, \$1.50 upward;
with bath, from \$2.50 to \$3.50.
Property of the pr Up to Date Restaurant and Cafe



Fifth Ave. at 45th St. APARTMENTS AND ROOMS WITH BATH, FURNISHED AND UNFURNISHED.

HOTEL BERKLEY 170 West 74th St.,

APARTMENTS Unfurnished by the year. Restaurant a la carte.

PRINCE GEORGE

HOTEL, 27th and 28th Sts . Between 5th and Madison Avs Apartments handsomely furnished, with bath and shower, facing Madison Square. Special rates to permanent guests. Now open for inspection.

Apartments ready for fall and winter months. Special season rates.

GEORGE H. NEWTON, Mgr. formerly of Fifth Avenue Hotel.

THE ORLEANS

100 W. 80th St. Homelike family hotel; American plan; large comfortable rooms and closets; exceptionally low rent.

FURNISHED BOOMS TO LET. 76TH ST., 303 WEST-large and small rooms bath, electricity:owner's home; gentlemen; compa